

## MEMORANDUM

June 3<sup>rd</sup>, 2015

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager  
Debra Kalish, Senior Assistant City Attorney  
James Hewat, Senior Historic Preservation Planner  
Marcy Cameron, Historic Preservation Planner  
Angela Smelker, Historic Preservation Intern

SUBJECT: Public hearing and consideration of an application to designate the building and property at 2245 Pine St. as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2013-00206).

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### STATISTICS

- |    |                       |                           |
|----|-----------------------|---------------------------|
| 1. | Site:                 | 2245 Pine Street          |
| 2. | Date of Construction: | c. 1896                   |
| 3. | Zoning:               | RMX-1                     |
| 4. | Lot Size:             | 3,923 sq. ft.             |
| 5. | Applicant/Owner:      | Kegan and Suzanna Paisley |

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### STAFF RECOMMENDATION:

Staff recommends that the Landmarks Board adopt the following motion:

*I move that the Landmarks Board recommend that the City Council designate the property at 2245 Pine St. as a local historic landmark, to be known as the **Ravenscraft House**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated August 6, 2014 as the findings of the board.*

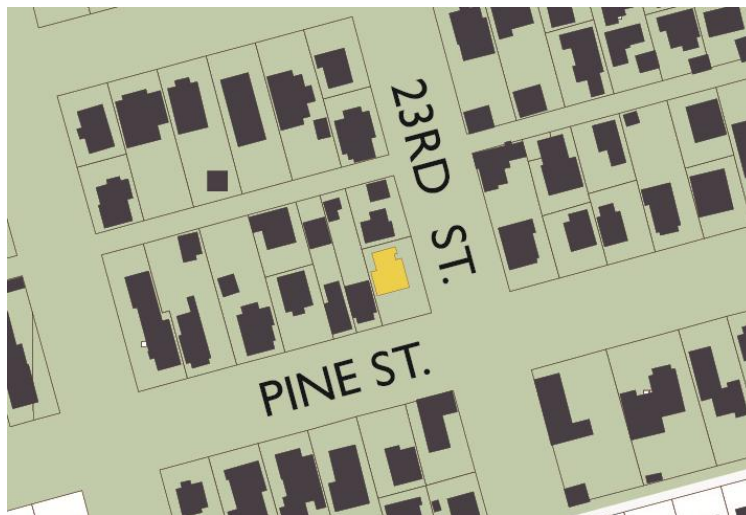
### FINDINGS

The Landmarks Board finds that, based upon the application and evidence presented and subject to the conditions of approval, the proposed designation application will be consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and people important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. 9-11-1(b), B.R.C. 1981.
4. The proposed designation is consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.

**PROPERTY DESCRIPTION:**

The house at 2245 Pine Street was constructed c. 1896, is located at the northwest corner of Pine and 23<sup>rd</sup> Streets and located on a 3,923 sq. ft. lot in the identified potential Whittier Historic District.



*Figure 1. Location Map, 2245 Pine St.*



*Figure 2. South Elevation (façade), 2245 Pine St, 2015.*

The gabled L-shaped house is one and one-half stories tall with a covered porch, a wood paneled front door, and a large, double-hung window on the facade that was a later alteration. On the gable end portion of the facade, two double-hung windows are located on the first floor and one central double-hung window on the second floor. All three windows have arched brick lintels. Each window has non-historic blue shutters, and the original porch base and trim have been removed.



*Figure 3. East Elevation with 2013 addition, 2245 Pine St, 2015.*

In 2013, the owners submitted a demolition permit application to remove a portion of a street-facing wall. The application was referred to the full Landmarks Board for the review and the owners subsequently withdrew the demolition permit application and submitted a landmark designation application. Later that year, the owners received a Landmark Alteration Certificate for the construction of a rear addition. The work required a minor modification, an approval that was supported by the historic preservation program. In 2015, the owners received an LAC for the reconstruction of a front and side yard fence in its historic location.



*Figure 4. Tax Assessor Card Photo, c. 1949.*

## HISTORY

The property at 2245 Pine St. sits on Lot 12 of Block 139 in the East Boulder subdivision. Boulder pioneer Granville Berkley is recorded as the earliest owner of this property. The area was platted in 1874, and the date of construction of the house is estimated at 1896, the year the address first appears in city directories. Deed research shows that ownership of the lot was transferred between several people during the 1870s and 1880s.

Early owners of the property (1896 to 1905) appear not to have lived at the house for longer than a year or two. A notable owner during this period was John A. Ellet, a realtor and mayor of Boulder in the 1880s. Charlie Berglund a miner, and his wife Sophia lived here from in 1900, and later Charlie Mann, a carpenter, and his family resided on the property.



*Figure 5. Charles Mann and his family in front of 2245 Pine St., 1897.*

N.P. and Selma Nelson lived in the house from 1905-1908. Little is known about N.P. Nelson other than he was in the livery business while he lived in Boulder. In 1908, N.P. and Selma moved to Portland, Oregon, where he died two years later. N.P. Nelson's sister, Mrs. Gus Anderson, lived at 1004 Maxwell Avenue in Boulder in 1910.

In 1916, Luther and Elizabeth Caywood lived at 2245 Pine St. Luther was born in 1854 and was the son of pioneers William and Catherine Caywood, who traveled to Colorado by ox team in 1861 where he and his family went on to homestead land east of Niwot. In 1916, Luther's occupation was listed as a janitor at the Curran Theater.

Fred W. and Elsie Burger lived at 2245 Pine St. from 1918 to 1930. According to city directories, Fred operated an auto repair shop from the back of the property. The 1920 U.S. Census lists Fred as a car mechanic. Fred was born c. 1889 in Colorado as was Elsie around c. 1890 . The Burgers had three children, Fred Jr., Flora, and Edwin. By the 1930 U.S. Census, Fred and Elsie had divorced and Elsie was living at 2245 Pine Street with their children.

Fred W. Burger of 2245 Pine St. is not to be confused with similarly named Fred W. Burger (1870-1949) who was married to Anna Faivre and lived at 1137 Pleasant St, nor with Fred W. Burger (1848-1925) who was married to Kathryn Mohr and lived at 347 Pearl St.

From 1930-1949, the property saw a series of different tenants that generally didn't stay longer than a year or two. Most of these residents had occupations that are representative of Boulder's working class, including a miner, a trucker, a subcarrier, and a millman.

In 1949, the house was purchased by Chester A. and Genevieve M. Ravenscraft. They owned the property until 1975. Chester was born in Moores Hill, Indiana in 1912 and in 1918, he moved with his family moved to Boulder. He married Genevieve O'Neil in Niwot in 1935 and was a veteran of World War II, serving in the army in the 81<sup>st</sup> Infantry. In 1945, he was awarded the Bronze Star. The citation of his award as seen in the *Daily Camera* reads:

"For heroic achievement in Germany Feb. 18, 1945, in connection with military operations against the enemy. When all radio communications to platoons ceased functioning and all company runners became pinned down by intense enemy fire, Pfc. Ravenscraft with utter disregard for his personal safety, left the shelter of the platoon command post and made his way over open terrain to the widely dispersed platoon positions. Despite the danger, he successfully notified all elements of his company concerning the move, making possible the successful reorganization of his company. The courage and devotion to duty displayed by Pfc. Ravenscraft reflect great credit upon himself and the military service."<sup>2</sup>

After the war, Chester worked for a time as a plumber and then for the County Assessor's office beginning in the 1960s. He was a member of the Colorado Association of Tax Appraisers, the Presbyterian Church, the American Legion Post, and the Masonic Lodge 14.

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<sup>2</sup> "Chester Ravenscraft Awarded Bronze Star," *Daily Camera*, May 31, 1945.



Figure 6. Chester Ravenscraft, undated.

Genevieve Ravenscraft was born in Palisade, Nebraska in 1918 and moved to Boulder with her family at the age of 11. Genevieve's obituary states that "she worked for Colorado Iron and Steel during the 2<sup>nd</sup> World War making ammunition to support the war effort."<sup>3</sup> In the 1950's she worked at Conrad's Women's Wear on Pearl Street, then as bookkeeper for the J.C. Penney store, also on Pearl Street. In 1978, she retired from the University of Colorado where she had been working in accounting and finance.

Chester and Genevieve had three children, Martha, H.L. "Buzz", and Fred. Chester died in 1987, and Genevieve died in 2011.

After the Ravenscrafts sold the property in 1975, 2245 Pine St. was sold several times during the 1980s and 1990s. The current owners, Kegan and Suzanna Paisley, have owned the property since 2010. See Attachment C: Deed and Directory Research.

#### **CRITERIA FOR THE BOARD'S DECISION:**

Section 9-11-5(c), *Public Hearing Before the Landmarks Board*, B.R.C. 1981, specifies that in its review of an application for local landmark designation, "the landmarks board shall determine whether the proposed designation conforms with the purposes and standards in Sections 9-11-1, 'Legislative Intent,' and 9-11-2, 'City Council May Designate Landmarks and Historic Districts' B.R.C. 1981."

To assist in the interpretation of the historic preservation ordinance, the Landmarks Board has adopted significance criteria to use when evaluating applications for individual landmarks. See Attachment E: Significance Criteria for Individual Landmarks.

The board may approve, approve with modifications, or disapprove the application. Findings must be adopted within 30 days of the hearing date. Should the board disapprove the application, the board must notify City Council of that action within fourteen days of the hearing date. City Council may call up a decision disapproving a designation. Should an application be disapproved, the same application may not be submitted for a period of one year.

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<sup>3</sup> "Genevieve O'Neil Ravenscraft," *Daily Camera*, Feb. 15, 2011.



If the board finds that the proposed designation conforms to Sections 9-11-1 and 9-11-2 of the B.R.C. 1981, it shall adopt specific findings and conclusions approving or modifying and approving the application. If the board approves the proposed designation, the application will be forwarded to City Council (within 100 days) for a public hearing.

#### **ANALYSIS OF LANDMARK CRITERIA:**

*A. Does the proposed application protect, enhance, and perpetuate buildings in the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past?*

Staff finds that the designation of the house at 2245 Pine St. will protect, enhance, and perpetuate a building reminiscent of a past era important in local history and preserve an important example of Boulder's historic architecture. Staff considers the application to meet the historic criteria for individual landmark designation as outlined below:

#### **HISTORIC SIGNIFICANCE:**

**Summary:** The house at 2245 Pine St. meets historic significance criteria 1 and 3.

**1. Date of Construction:** c. 1896

**Elaboration:** The address first appears in city directories in 1896.

**2. Association with Persons or Events:** Chester and Genevieve Ravenscraft

**Elaboration:** Chester was born in Indiana in 1912 and moved to Boulder with his family in 1918. He married Genevieve O'Neil in 1935 and served in World War II as a combat infantryman in Europe. He was honorably discharged in 1945 and awarded the Bronze Star for bravery in battle. Chester worked following the war and went on to a long career in the County Assessor's Office. Genevieve, born in Nebraska in 1918, moved to Boulder around 1930. She worked for Colorado Iron and Steel during World War II, then worked as a bookkeeper at the J.C. Penney department store and later in accounting and finance at the University of Colorado. The Ravenscrafts owned the property from 1949-1975.

**3. Development of the Community:** The property is representative masonry vernacular houses constructed for the middle class in Boulder during the late nineteenth century.

**4. Recognition by Authorities:** Historic Building Inventory Form, 1987



**Elaboration:** The 1987 Historic Building Inventory Form notes that the property is significant as a representative of a type period or method of construction, noting “this house is representative of the pre-1900 one-and-a-half story brick homes constructed for the middle class in Boulder. Typical elements include the cross-gabled design, inset porch, overhanging eaves and tall, narrow double-hung windows.”

## **ARCHITECTURAL SIGNIFICANCE:**

**Summary:** The house at 2245 Pine St. meets historic significance criteria 1.

1. **Recognized Period or Style:** Vernacular masonry, gabled L-shaped plan

**Elaboration:** While relatively simple, the house is a well preserved and representative of vernacular masonry built during the late 1800s for working class families. Typical elements include the “L” shape plan, inset porch, and tall, narrow, double-hung windows.

2. **Architect or Builder of Prominence:** None observed.

3. **Artistic Merit:** None observed.

4. **Example of the Uncommon:** None observed.

5. **Indigenous Qualities:** None observed.

*B. Does the proposed application develop and maintain an appropriate setting and environment for the historic resource and area to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the City’s living heritage?*

Staff finds that the proposed designation will maintain an appropriate setting for the historic house at 2245 Pine St. and will enhance property values, promote tourist trade and interest, and foster knowledge of the City’s living heritage. Staff considers that the property meets the environmental significance criteria for individual landmark designation as outlined below:

## **ENVIRONMENTAL SIGNIFICANCE:**

**Summary:** The house at 2245 Pine St. has environmental significance under criteria 5.

1. **Site Characteristics:** Residential historic character

**Elaboration:** The house is located on the corner of 23<sup>rd</sup> and Pine Streets in the within the boundaries of the identified potential Whittier Historic District and is

a familiar visual feature in that area. The house retains its historic residential character.

**2. Compatibility with Site:** Residential historic character

**Elaboration:** The house is representative of those constructed in Whittier neighborhood in the late nineteenth century and contributes to the residential character of the neighborhood. The property's residential character was altered when the lot was subdivided in the 1980s.

**3. Geographic Importance:** Corner Lot

**Elaboration:** The house is prominently located on the corner of 23<sup>rd</sup> and Pine Streets and is a familiar visual feature in the Whittier Neighborhood.

**4. Environmental Appropriateness:** None observed.

**5. Area Integrity:** Potential Whittier Historic District

**Elaboration:** The house is located within the identified potential local historic and National Register eligible Whittier historic district. The area was first identified as a potential historic district in 1988 based on survey work, with the 1988 report by Front Range Research Associates citing that the neighborhood "represents a broad spectrum of early Boulder History, and includes both mansions and working-class vernacular homes."

In 1987, a survey of approximately 350 pre-1937 buildings within the Whittier neighborhood was completed. That survey concluded that the area bounded by Bluff Street on the north, Spruce Street on the south, 28<sup>th</sup> Street on the east, and Broadway on the west was eligible for designation as a local historic district.<sup>4</sup> The origins of the Whittier neighborhood date to the founding of the Boulder in 1859 when 4,044 lots were laid out in the city including those in the east Boulder addition (now known as Whittier) that ran east to 25<sup>th</sup> Street. Whittier is a large neighborhood and its properties represented a wide range of income levels and lifestyles. The western section of Pine Street, for instance, contains houses originally built for some of Boulder's wealthiest residents, while the eastern end of Pine Street was historically a working class area. 2245 Pine Street is located in the more modest part of the area which is characterized by small and medium vernacular buildings.

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<sup>4</sup> The information in this section is taken primarily from the 1988 *Whittier Survey Report* by Front Range Research Associates.

- C. *Does the proposed application draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives?(See Subsection 9-11-1(b), B.R.C. 1981).*

Staff finds this application draws a reasonable balance between private property rights and the public's interest in preserving the city's cultural, historic, and architectural heritage. The property owner supports the designation.

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**Landmark Name:**

Staff considers that the landmark should be named the **Ravenscraft House** for its association with the Ravenscraft family. Chester and Genevieve purchased the house in 1949 and lived there until 1975. Chester was a World War II veteran who received the Bronze Star for bravery and Genevieve worked in accounting and finance at the University of Colorado.

This naming is consistent with the Landmark Board's *Guidelines for Names of Landmarked Structures and Sites* (1988) and the *National Register of Historic Places Guidelines for Designation*. See Attachment F: Guidelines for Names of Landmarked Structures and Sites.

**Boundary Analysis:**

The building sits on a residential lot measuring approximately 3,923 sq. ft. in size. Staff recommends that the boundary be established to follow the property lines of the lot, which is consistent with current and past practices and the National Register Guidelines for establishing landmark boundaries.

**ATTACHMENTS:**

- A: Current Photographs
- B: Historic Building Inventory Form
- C: Deed and Directory Research
- D: Chapter 9-11-1 & 9-11-2 Purposes and Intent, Boulder Revised Code, 1981.
- E: Significance Criteria for Individual Landmarks
- F: Guidelines for Names of Landmarked Structures and Sites

**Attachment A: Current Photographs**



*2245 Pine St., East Elevation, 2015.*



*2245 Pine St., South Elevation (façade), 2015.*





*2245 Pine St., South Elevation (façade), 2015.*



*2245 Pine St., South Elevation (façade), 2015.*





*2245 Pine St., South Elevation (façade), 2015.*



*2245 Pine St., East Elevation, 2015.*

## Attachment B: Historic Building Inventory Form and Tax Assessor Card

COLORADO HISTORICAL SOCIETY  
Office of Archaeology and Historic Preservation  
1300 Broadway, Denver, Colorado 80203

### HISTORIC BUILDING INVENTORY RECORD

752

: NOT FOR FIELD USE :  
: ☐ Eligible ☐ Nominated :  
: ☐ Det. Not Eligible ☐ Certified Rehab. :  
: Date \_\_\_\_\_ :

: PROJECT NAME: : Boulder Survey of Historic Places, 1987	: CITY: : Boulder	: STATE ID NO.: 5BL1717 : TEMPORARY NO.: Not applicable
: CURRENT BUILDING NAME: : : ADDRESS: 2245 Pine Street	: OWNER: Harry Shisler : 2245 Pine St. : Boulder, CO 80302	
	: TOWNSHIP 1 N., RANGE 70 W., SECTION 30, SE 1/4, NE 1/4	
: HISTORIC NAME:	: U.S.G.S. QUAD NAME: Boulder, Colorado (1966; photorevised 1979)	
: DISTRICT NAME: Not applicable	: ADDITION: Boulder East : BLOCK: 139	YEAR: 1872 LOTS: 12
: FILM ROLL NO.: BL-6 : BY: Roger Whitacre	: NEGATIVE NO.: 12 : : NEGATIVE LOCATION: : City of Boulder Planning	: DATE OF CONSTRUCTION: : ESTIMATE: 1890s ACTUAL: : SOURCE: Boulder City Directory, 1898
ATTACH PHOTOGRAPH HERE.		: USE: : PRESENT: residence : HISTORIC: residence : : CONDITION: : [ ] EXCELLENT [x] GOOD : [ ] FAIR [ ] DETERIORATING : : EXTENT OF ALTERATIONS: : [ ] MINOR [x] MODERATE [ ] MAJOR : DESCRIBE: painted brick, original : porch trim removed, shutters, new : structure in rear
: STYLE: vernacular masonry, gabled "L"	: STORIES: : 1 1/2	: ORIGINAL SITE [x] MOVED [ ] : DATE(S) OF MOVE:
: MATERIALS: brick	: SQ. FOOTAGE: : 1270	: FIELD ASSESSMENT: : [ ] ELIGIBLE [x] NOT ELIGIBLE
: ARCHITECTURAL DESCRIPTION: Brick house with overhanging eaves. : One tall, narrow double-hung window in second story, gable end. : Two similar windows in first story, gable end, with new shutters. : Brick relieving arches. New window on first floor, to right of : door. Original porch base and trim removed. Gabled dormer.	: DISTRICT POTENTIAL: : [ ] YES [ ] CONTRIBUTING : [x] NO [ ] NON-CONTRIBUTING	
	: LOCAL LANDMARK DESIGNATION? [ ] YES [x] NO : NAME: DATE:	
	: ASSOCIATED BUILDINGS? [ ] YES [x] NO : TYPE:	
: ADDITIONAL PAGES: [ ] YES [x] NO	: IF INVENTORIED, LIST ID NOS.:	



: STATE IDENTIFICATION NUMBER: 5BL1717		: ARCHITECT: unknown	: ORIGINAL OWNER: unknown
: PLAN SHAPE:			
		: SOURCE:	: SOURCE:
		: BUILDER/CONTRACTOR: unknown	
		: SOURCE:	: THEME(S): The Urban Frontier: : 1860-1920
		: CONSTRUCTION HISTORY: (DESCRIPTIONS, NAMES, DATES, ETC. RELATING TO MAJOR : ADDITIONS OR ALTERATIONS TO ORIGINAL STRUCTURE) Original porch trim : removed and replaced with concrete foundation, metal supports. Original : window replaced on first floor. New secondary structure in rear.	
		CONTINUED? [ ] YES [x] NO	
: HISTORICAL BACKGROUND: (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE)			
: In 1898, Charlie and Soffia Berglund lived in the house. Berglund was a miner. In 1900, Charles Mauir and his family lived : here. Mauir was a carpenter. His family members included his wife, Margaret and children, Leo, Clair, Herbert and Mary.			
		CONTINUED? [ ] YES [x] NO	
: SIGNIFICANCE: (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW)			
: ARCHITECTURAL SIGNIFICANCE:		: HISTORICAL SIGNIFICANCE:	
: [ ] REPRESENTS THE WORK OF A MASTER		: [ ] ASSOCIATED WITH SIGNIFICANT PERSONS	
: [ ] POSSESSES HIGH ARTISTIC VALUES		: [ ] ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS	
: [x] REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION		: [ ] CONTRIBUTES TO AN HISTORIC DISTRICT	
: STATEMENT OF SIGNIFICANCE: This house is representative of the pre-1900 one-and-a-half : story brick homes constructed for the middle class in Boulder. Typical elements : include the cross-gabled design, inset porch, overhanging eaves and tall, narrow : double-hung windows.			
		CONTINUED? [ ] YES [x] NO	
: REFERENCES: (BE SPECIFIC) Boulder City Directory, 1898; U S Census, 1900; Boulder County Assessor records, 1949 and 1987.			
		CONTINUED? [ ] YES [x] NO	
: SURVEYED BY: L. Simmons/C. Whitacre	: AFFILIATION: Front Range Research Associates Inc.	: DATE: Sept. 1987	



*2245 Pine St., 1991.*

# BOULDER COUNTY REAL ESTATE APPRAISAL

OWNER Edw. M. Buencraft  
 HOUSE No. 2245 STREET Pine CITY Boulder  
 LOTS E 48 ft. of 12 BLOCK 129 ADDITION O. J.  
 Year Constructed 1914 Est. Life in Years



## ESTIMATE OF VALUATION

	BLDG. PART A	BLDG. PART B	GARAGE
No. Cubic Feet	9,784	12,984	
Cost per cu. ft.	2.0	2.0	
Total Cost	\$19,568	\$25,968	
Porches		63	
Garage			
Extras			
TOTAL	\$19,568	\$26,031	
% Obsolescence			
% Physical Dep.	40	12.71	
Net After Deducting Depreciation	\$11,541	\$22,750	
% Utility Dep.	3.06		
PRESENT VALUE	\$11,182	\$21,611	

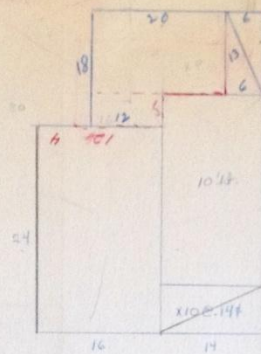
## DESCRIPTION

Class of Bldg.	Basement	No. of Stories
Construction	Roof	Roof
Char. of Const.	Heating	Heating
Exterior	Plumbing	Plumbing
Interior Finish	Light	Light
Floors	Priv. Garage	Priv. Garage
Stories	Barns or Sheds	Barns or Sheds
Fire Resisting	State of Reps.	State of Reps.
Foundation	Local Imps.	Local Imps.

## ADDITIONS AND BETTERMENTS

YEAR	AMOUNT	YEAR	AMOUNT

## BUILDING PLAN



5 X 12 X 10 = 600  
 13 X 20 X 10 = 2600  
 16 X 24 X 10 = 3840  
 14 X 26 X 10 = 3640  
 13,984  
 5 X 14 X 10 = 700  
 20 X 30 X 10 = 6000  
 10000

## SUMMARY

DESCRIPTION	AMOUNT
Building Permit	\$
Original Cost, Improvements Only	\$
Additions and Betterments	\$
Owner's Estimate of Present Value	\$
Private Appraisal	\$
Insurance	\$
Mortgage	\$
Monthly Rental	\$
Advertised for Sale	\$
Transferred in 1941	\$3000
Transferred in 1947	\$4000

Height of Building 16 ft

## ANNUAL ASSESSMENT

YEAR	LAND	IMPROVEMENTS	TOTAL
1938	\$240	\$460	
1939			
1940			
1941			
1942			
1943	240	460	
1944			
1945			
1946			
1947	360	1900	2260



**AGENDA ITEM #5A PAGE 19**



*2245 Pine St., c. 1949*

### Attachment C: Deed and Directory Research

Deed and Directory Research – 2245 Pine St.  
SEC T R TR L 12 B 139 EAST BOULDER

Owner (Deeds)	Date	Occupant(s)/Directory
Granville Berkley	1872	Platted East Boulder
Nellie Jester	1874	
Maggie J Stuchell	1875	
Catherine E Silver	1876	
John A Ellet	1876	
Lemuel McIntosh	1877	
H.E. Storrs ?-1888	1880s	
John A. Ellet	1894	
	1897	Charles and Margaret Mann, a carpenter
John Romig	1899	
William R. Fuller	1900	
	1902	
Emma Kitto	1903	
	1904	
Selma Nelson (1905-1908)	1905	N. P. and Selma Nelson, worked at a livery
	1906	
	1908	
William T. Story (1908-1914)	1911	Isaac S. Shriber
	1913	(doesn't appear)
Industrial Building (1914-1925)	1916	Fred W. and Elsie Burger, proprietor of the F.W. Burger auto Repair
	1918	
	1921	
	1923	
Fred W. Burger (1925-?)	1926	
	1928	
	1930	
	1932	William F. and Flo Shaw, a miner
	1936	Charles & Beulah Williamson, a trucker
	1938	George & Rose Schadegg, a millman
	1940	Vacant
S.J. Paxton (?-1944)	1943	Harold & Gladys Magee, a subcarrier
Robert and Fannie Taylor (1944-1947)	1946	Edna Temple
Chester and Genevieve Ravenscraft (1947-1975)	1949	Chester & Genevieve, a plumber
	1960	Chester & Genevieve, clerk at Count Assessor's office
Kegan and Suzanna Paisley	2010-present	

## Attachment D: Purposes and Intent

### **9-11-1 & 9-11-2 Purposes and Intent Boulder Revised Code, 1981**

#### **9-11-1: *Purpose and Legislative Intent* states:**

- (a) The purpose of this chapter is to promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and areas of the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past. It is also the purpose of this chapter to develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the city's living heritage.
- (b) The City Council does not intend by this chapter to preserve every old building in the city but instead to draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives and that alterations to such buildings and structures and new construction will respect the character of each such setting, not by imitating surrounding structures, but by being compatible with them.
- (c) The City Council intends that in reviewing applications for alterations to and new construction on landmarks or structures in a historic district, the Landmarks Board shall follow relevant city policies, including, without limitation, energy-efficient design, access for the disabled and creative approaches to renovation.

#### **9-11-2: *City Council may Designate or Amend Landmarks and Historic Districts* states:**

- (a) Pursuant to the procedures in this chapter the City Council may by ordinance:
  - (1) Designate as a landmark an individual building or other feature or an integrated group of structures or features on a single lot or site having a special character and historical, architectural, or aesthetic interest or value and designate a landmark site for each landmark;
  - (2) Designate as a historic district a contiguous area containing a number of sites, buildings, structures or features having a special character and historical, architectural, or aesthetic interest or value and constituting a distinct section of the city;
  - (3) Designate as a discontinuous historic district a collection of sites, buildings, structures, or features which are contained in two or more geographically separate areas, having a special character and historical, architectural, or aesthetic interest or value that are united together by historical, architectural, or aesthetic characteristics; and
  - (4) Amend designations to add features or property to or from the site or district.
- (b) Upon designation, the property included in any such designation is subject to all the requirements of this code and other ordinances of the city.



## **Attachment E: Significance Criteria for Individual Landmarks**

### **SIGNIFICANCE CRITERIA**

#### **Individual Landmark**

**September 1975**

On September 6, 1975, the City Council adopted Ordinance #4000 providing procedures for the designation of Landmarks and Historic Districts in the City of Boulder. The purpose of the ordinance is the preservation of the City's permitted cultural, historic, and architectural heritage. The Landmarks Board is permitted by the ordinance to adopt rules and regulations as it deems necessary for its own organization and procedures. The following Significance Criteria have been adopted by the board to help evaluate each potential designation in a consistent and equitable manner.

#### **Historic Significance**

The place (building, site, area) should show character, interest or value as part of the development, heritage, or cultural characteristics of the community, state or nation; be the site of a historic, or prehistoric event that had an effect upon society; or exemplify the cultural, political, economic, or social heritage of the community.

Date of Construction: This area of consideration places particular importance on the age of the structure.

Association with Historical Persons or Events: This association could be national, state, or local.

Distinction in the Development of the Community of Boulder: This is most applicable to an institution (religious, educational, civic, etc) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.

Recognition by Authorities: If it is recognized by Historic Boulder, Inc. the Boulder Historical Society, local historians (Barker, Crossen, Frink, Gladden, Paddock, Schooland, etc), State Historical Society, The Improvement of Boulder, Colorado by F.L. Olmsted, or others in published form as having historic interest and value.

Other, if applicable.

#### **Architectural Significance**

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon.

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by *Historic American Building Survey Criteria*, Gingerbread Age (Maass), 76 Boulder Homes (Barker), The History of Architectural Style (Marcus/Wiffin), Architecture in San Francisco (Gebhard et al), History of Architecture (Fletcher), Architecture/Colorado, and any other published source of universal or local analysis of

a style.

Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.

Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.

Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.

Indigenous Qualities: A style or material that is particularly associated with the Boulder area.

Other, if applicable.

### **Environmental Significance**

The place should enhance the variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment.

Site Characteristics: It should be of high quality in terms of planned or natural vegetation.

Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.

Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.

Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.

Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.

## **Attachment F: Guidelines for Names of Landmarked Structures and Sites**

### **GUIDELINES FOR NAMES OF LANDMARKED STRUCTURES AND SITES**

#### **PURPOSE:**

The City of Boulder Landmarks Preservation Advisory Board finds that adoption of guideline for the official landmark names of structures and sites designated by the City Council as City of Boulder Landmarks will provide consistency in meeting the historic preservation goals as set forth in the Historic Preservation Code (9-11-1 and 9-11-3).

#### **CRITERIA FOR SELECTION OF OFFICIAL LANDMARK NAMES:**

1. The official landmark name of the site or structure should be based on one or more of the following criteria:

- A. Original owners, architect, or builder;
- B. Historically significant persons or prominent long-term residents;
- C. A commonly accepted name;
- D. Original or later event or use;
- E. Unusual or architectural characteristic which clearly which clearly identifies the landmark; and
- F. The contributions of both men and women.

2. Owners requesting landmark designation for their buildings may be considered under the above criteria. In the event that the official landmark name does not include the present owners, a separate plaque containing the statement "Landmark designation applied for (date) by owners (names of owners)" will be made available at the owners' expense.